



SOLD!! 11.4 ACRES OF RESIDENTIAL / HUNTING / AND RECREATIONAL LAND FOR SALE IN ISLE OF WIGHT COUNTY VA!

SOLD

For immediate assistance on this listing, call Caleb Hooker at 757-810-5303.

With 11+ acres of mature hardwoods, high and level building locations, a creek, and easy access to the town of Smithfield and all of Hampton Roads, this parcel is the rural new homesite or retreat you have been looking for!—Call Caleb Hooker at 757-810-5303 to schedule a showing today!

Mossy Oak Properties is pleased to present to you an excellent opportunity to own this 11.4 acre parcel in the countryside of Isle of Wight County, Virginia. Located directly off Route 10 – Old Stage Hwy just north of Rushmere and only 10 minutes from Smithfield, this gorgeous property has it all!

This hardwood covered parcel features direct access off Route 10 leading into the high and level hill tops of the gently sloping terrain. In the middle and back of the property, the high ground features plenty of room for your new home site with space to spread out for additional buildings, garden spots, or a small farmette!- Running along the entire western boundary of the property, Lawnes Creek offers plenty of opportunity to do some fishing while offering excellent hunting opportunities for the abundant wildlife sign found throughout the property. The mature oak, hickory and poplar trees are mixed with holly and scattered pine offering the opportunity to clear your building location while keeping the secluded rural setting you have been looking for! The property has a positive percolation test for a conventional septic system along with easy access to electric lines running down the eastern property boundary. With an established access, installation of a permanent driveway is ready to begin for your future building plans.-

If you are looking for a nice small track for quick and easy hunting access, this parcel is perfect for that early morning start or late afternoon after work trip to the stand. The creek and surrounding crop land offers plenty of forage and cover for deer and turkey while the location of the parcel makes it easy to access for you! If you are looking for more hunting opportunities from your new getaway location, Hog Island Wildlife Management Area offers over 3900 acres for big game and waterfowl hunting located just 18 minutes to the north while Big Woods Wildlife Management Areas offers over 2200 acres of land for hunting located just 40 minutes to the south.-

If you are looking to enjoy the peace and quite of the country while still enjoying easy access to the greater Hampton Roads area, look no further than this parcel! Downtown Smithfield is home to multiple locations for great local dining, shopping, breweries, and a distillery all within 10 minutes of this parcel! Looking for more options, Newport News and Hampton, Virginia are a quick 30 minutes away across the James River Bridge, while Norfolk and Virginia Beach are within 45 minutes to an hour drive away.-

Links of Interest:

Smithfield, Virginia: <https://www.smithfieldva.gov/>

Isle of Wight County, Virginia: <https://www.co.isle-of-wight.va.us/>

Hog Island Wildlife Management Area: <https://dwr.virginia.gov/wma/hog-island/>

Big Woods Wildlife Management Area: <https://dwr.virginia.gov/wma/big-woods/>

MORE DETAILS

Address:

Off Old Stage Highway
Smithfield, VA 23430

Acreage: 11.4 acres

County: Isle of Wight

MOPLS ID: 35392

GPS Location:

37.076300 x -76.693500

PRICE: \$157,500

CONTACT AGENT



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AGENT

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